

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 14659 of the Trustees for Harvard University, pursuant to 11 DCMP 3108.1, for a special exception under Sub-section 210.1 for modification and further processing of an approved campus plan to construct a shed and porch at the Center for Hellenic Studies in an R-1-A District at premises 3100 Whitehaven Street, N.W., (Square 2155, Lot 802).

HEARING DATE: September 16, 1987

DECISION DATE: September 16, 1987 (Bench Decision)

FINDINGS OF FACT

1. The site, known as premises 3100 Whitehaven Street, N.W., is located on the south side of Whitehaven Street. Observatory Circle is located to the west of the site; Massachusetts is located to the east. The site abuts the embassy of Denmark to the west and Dumbarton Oaks Park to the south. The Brazilian Embassy and a number of large houses are located on the north side of Whitehaven Street across from the site.
2. The site is located in a D/R-1-A District which extends to the east and immediate north of the site. A D/R-5-A District is located north of the site between Observatory Circle and Massachusetts Avenue.
3. The site comprises approximately six and a half acres of land area and is developed with the Center for Hellenic Studies owned and operated by the Trustees for Harvard University. The site is heavily landscaped and wooded so that the existing buildings at the site are not completely visible from the street.
4. Pursuant to Sub-section 3108.1 the applicant is seeking a special exception under Sub-section 210.1 for modification and further processing of an approved campus plan to construct a shed and porch at the Center.
5. The Center for Hellenic Studies has existed at the site since 1962. It consists of an Administration Building that houses offices, a library, refectory and meeting rooms. There are six detached houses accomodating one family each for visiting scholars, a dormitory house for bachelor scholars, and a Director's Residence. All of the building's are two stories or less.

6. The proposed porch addition would be located at the front of the Director's residence. The proposed shed would be located between the Director's residence and the Administration Building. Both additions would be located at the rear, or south of the site boarding on Dumbarton Oaks Park.

7. The proposed addition will result in no change of occupancy nor increase in occupiable space.

8. By memorandum dated September 9, 1987, the Office of Planning recommended approval of the application as the proposed construction is minor and intended for "necessary convenience". The Board concurs.

9. By memorandum dated July 30, 1987 the Department of Public Works reported that it was of the opinion that the proposal will not have any significant transportation impacts. The Board concurs.

10. By letter dated August 4, 1987, Advisory Neighborhood Commission 2E reported that it voted not to oppose the application as their Zoning Committee recommended its approval.

11. There was no opposition to the application at the public hearing or of record.

CONCLUSIONS OF LAW AND OPINION:

Based on the Findings of Fact and the evidence of record, the Board concludes that the applicant is seeking a special exception, the granting of which requires substantial evidence that the applicant has complied with the requirements of Sub-section 3108.1 and Sub-section 210.1 of the Zoning Regulations. The Board concludes that the applicant has met its burden of proof. The location and the program are not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students, or otherwise objectionable conditions. The total bulk of all buildings and structures on the campus does not exceed the gross floor area prescribed for the R-5-R District.

The Board further concludes that the special exception can be granted as being in harmony with the general purpose and intent of the Zoning Regulations and Map and it will not affect adversely the use of neighboring property.

The Board concludes that it has accorded to Advisory Neighborhood Commission 2E the "great weight" to which it is entitled. Accordingly, it is ORDERED that the application is GRANTED.

VOTE: 4-0 (Charles R. Norris, Paula L. Jewell, William F. McIntosh and Carrie L. Thornhill to grant).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: 
EDWARD L. CURRY
Executive Director

FINAL DATE OF ORDER: OCT 16 1987

UNDER 11 DCMP 3103.1, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

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